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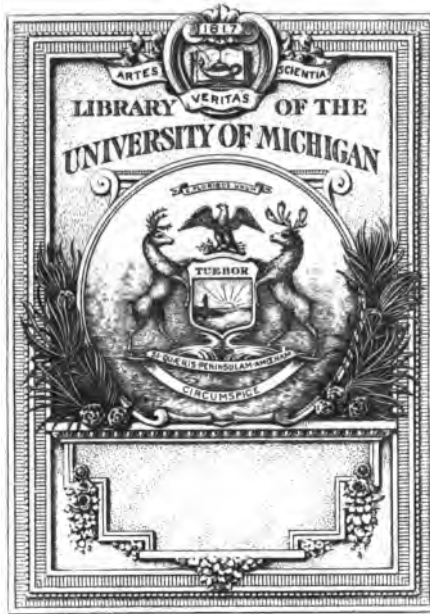
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HOUSING BETTERMENT

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No. 1

THE FIRST HOUSING INSTITUTE.

The National Housing Association held its first Housing Institute in Boston on January 15, 1915. The purpose of the Institute was to gather together the active housing workers from a limited territory so that they might have opportunity to exchange advice and opinion regarding common problems. At such an Institute it is assumed that everyone is familiar with the questions under discussion and qualified by experience to contribute to the discussion. Consequently the sessions were confined to discussion, there were no prepared papers which go over old ground, no introductory addresses which repeat what everyone present knows. Instead one of the members was asked to give in seven minutes a terse statement of the points on the subject that to him seem of the most importance. Then others supplemented this with comment or question.

With a programme of such purely professional interest it was expected that attendance at the Institute held in Boston would not exceed thirty or forty, as it was drawn only from the New England States, New York and New Jersey. The attendance, however, reached one hundred and six, representing thirty-nine cities and towns. In spite of this large number the discussions were kept informal and to the point, and the participation was so general that as one of the New Jersey delegation enthusiastically expressed it, "there was almost no audience." So successfully did the Institute fulfill its purpose that it is proposed to hold one or two more during the winter in other sections of the country, so that other workers may secure these benefits.

The programme of the Boston Institute was carefully prepared with the needs of this section of the country particularly in mind, though most of the subjects would fit as well in any other section, the treatment and the emphasis being the chief variants. These subjects were:

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MORNING.

AROUSING AND HOLDING LOCAL INTEREST.

1.—Organizing.

First steps; persons who should be interested; organizations which should be interested.

2.—Attitude Toward the City Administration.

3.—The Facts and How to Use Them.

Investigation; education; follow-up work.

4.—Making Results Definite.

Standards set by law; increased effectiveness of administration; definite statement of purpose by volunteer associations.

AFTERNOON.

LAW AND LAW ENFORCEMENT.

1.—Why Housing Laws Are Needed.

2.—A Tenement House Law *vs.* A Housing Law.

3.—The Necessary Scope of a Housing Law.

4.—Standards Which Must Be Set.

5.—The Administration of a Housing Law.

6.—State *vs.* Local Enforcement.

EVENING.

CONSTRUCTION AND MANAGEMENT.

1.—Best Types of House.

2.—Floor Plans.

Minimum number of rooms per family.

What rooms are most needed and their arrangement.

3.—Construction and Maintenance.

Can a dwelling be too substantial and endure too long?

Initial cost *vs.* depreciation and fire loss.

4.—Management.

Financial.

Social.

The Massachusetts Civic League and the Women's Municipal League were the hosts of the Institute, and made all the local arrangements.

MICHIGAN WANTS A STATE LAW.

The experience of Grand Rapids under one of the best housing codes in the country, the efforts of Detroit to secure like advantages, have aroused other Michigan cities. During the fall and winter Saginaw, Lansing, Flint and Kalamazoo have all become awakened to the benefit such legislation confers and citizens of other cities, Jackson, Battle Creek, Ann Arbor, Muskegon and Marquette, have begun to show an interest. So widespread has the demand become that a state housing code is now being framed which will be submitted to the legislature with the endorsement of Gov. Ferris. In his message on January 6, 1915, the Governor said:

"The housing problem is the problem of enabling the great mass of the people who want to live in decent surroundings and bring up their children under proper conditions to have such opportunities. It is also to a very large extent the problem of preventing other people who either do not care for decent conditions or are unable to achieve them from maintaining conditions which are a menace to their neighbors, to the community and civilization.

"The larger cities of Michigan are especially interested in the solution of this problem. Already the states of California, Connecticut, Indiana, Kentucky, Massachusetts, New Jersey, New York, Pennsylvania and Wisconsin have housing laws. I suggest that this Legislature enact a housing law of state-wide application. 'A Model Housing Law,' by Lawrence Veiller, Secretary National Housing Association, furnishes a scientific basis for this much needed law."

In Detroit there has been a Housing Association for the past five years. This association has carried on a campaign of education which has clearly shown the need for better standards than now prevail and has aroused an interest that is manifesting itself in various ways. Under the leadership of its secretary, Robert E. Todd, the movement for a state-wide housing law is being developed. In addition, a Home Building Association has been started by the Twentieth Century Club, which is raising \$25,000 with which to purchase and manage improved dwellings for wage-earners. The association will be on a limited dividend basis like the Washington Sanitary Housing Company.

In Grand Rapids the housing code which went into effect last March seems to be meeting with enthusiastic approval. There

have, of course, been complaints from some owners who were forced to improve old, unsanitary dwellings; but so general is the understanding of the purpose of the law and approval of the standards it sets, that these complaints have been few and scattering. Yet so good are these standards that an observer in the neighboring city of Muskegon declared that "if enforced" they will certainly make Grand Rapids a model town.

That they are enforced is shown by the reports of the housing inspectors and by a story published a few days ago in one of the local newspapers. Its headings: Other Half Learns How to Live Right; New Housing Ordinance Compels Sanitary Conditions in the Furniture City; Improvement Is Noted; form the introduction to a story of progress of which the city may be proud. As a result of the ordinance, it says: "Some of the 'other half' has been compelled to move into better quarters, another portion has been helped by landlords spurred to action by orders from the Board of Health." Unsanitary houses have been razed, vacated or brought up to standard; even the "house of all nations"—nearly every city has one—"which has figured in many a police court case," has been brightened up a little, water closets and sinks have been installed in houses that previously provided only the primitive yard closet and outdoor hydrant, room overcrowding has been lessened, combination stable and dwelling have been devoted exclusively to one purpose or the other.

"The inspectors have met with all kinds of excuses in their work of calling the attention of landlords to the needed improvements in their premises," says *The Press*, "but have forced compliance with the provisions of the ordinance in every case where it was needed. The older buildings are the ones with which there is trouble, the ones whose erection has been begun since the ordinance went into effect being built along lines rigidly drawn in the new ordinance.

"From the results of the work done to date the inspectors are grateful for the new housing code, and the 'other half,' well—

"The 'other half' is still more grateful."

FROM A GOVERNOR'S MESSAGE.

Governor Martin G. Brumbaugh, of Pennsylvania, like Governor Ferris, of Michigan, has made housing a definite part of

his programme. In his first message to the legislature Gov. Brumbaugh said:

"In this great industrial State it is our duty to pay definite attention to the housing problem. Every family should be housed in a home that is private, sanitary, safe and attainable at a reasonable rental. I urge your attention to this important problem. We cannot breed good citizens in disgraceful houses. It would be a great pleasure to me and a great blessing to our workmen if this problem were adequately met now."

EDUCATING THE TENANT.

In the preceding number Housing Betterment published a description of the pamphlet "For You" issued by the Tenement House Department of New York City and the Tenement House Committee of the Charity Organization Society. The interest that has been shown in this booklet, as indicated by the number of inquiries that have come in, has been very great. Some of these have come even from abroad; Glasgow, York, England; and Paris, Saskatoon, Montreal and Ottawa. In the United States, Boston, Cambridge, Chicago and Pittsburgh are already preparing for a campaign along the same lines, and Bridgeport is printing a similar booklet to use in its present campaign of education. Panama has asked for more information.

Among the inquiries received are ones from individuals and organizations in the following cities:

CALIFORNIA	Jersey City	Columbus
San Francisco	Newark	PENNSYLVANIA
MARYLAND	Perth Amboy	Easton
Baltimore	NEW YORK	Philadelphia
MASSACHUSETTS	Albany	TENNESSEE
Fitchburg	Elmira	Murfreesboro
Haverhill	Mt. Vernon	TEXAS
Holyoke	Syracuse	Dublin
Lawrence	Troy	WEST VIRGINIA
Wellesley	OHIO	Wheeling
NEW JERSEY	Cincinnati	WISCONSIN
Hoboken	Cleveland	Madison

COMMENT BY OUR ALLIES.

The Work of the National Housing Association.

"In our conventions of 1911, 1912 and 1913 the so-called Housing question has been discussed. This great subject, in its various ramifications, includes more than one-half of the total sum of human comfort, happiness, morality and possessions. A great awakening in this matter is in progress in America, and from every section of our land, both officials and public-spirited citizens are engaged in arousing the sense and the conscience and the soul of our people to the vital importance of this subject as a public, a community and a national question. Our community spirit is found to be at a low ebb. It has suffered through the ultra and violent individualism of our people, which threatens now to rush to the opposite extreme. This aroused public spirit on the subject of homes has, however, been crystallized into a national movement organized into a permanent association, which in its discussions treats of our tenement house degradation, of garden cities, co-operative housing, city planning, transit facilities, public health and sanitation and all other related topics and last, but of the first importance, the financing of the housing question. This last branch of the subject lags behind, because the financial phase of the question is largely in our hands and we have formulated no comprehensive plan for its solution. The field which this National Housing Association covers is a vast one, and the task of beating back the inroads of tenement life, which, at its worst, houses sixteen hundred human beings on each acre square, and has its blighting symptoms recognizable everywhere in this great land, is a stupendous undertaking. Enrolled in that society, however, are agencies of vast power and influence and resource. I want to emphasize and impress you with the fact that back of this National Housing Association is arrayed every force that lends itself to altruistic effort, and behind that, the reform sentiment of every municipality of importance in the United States and Canada. This United States League of Building and Loan Association is a member of the National Housing Association (members of the League are also members of the N. H. A.), and we should be proud that we are thus affiliated and represent the financial factor of housing reform." Edwin F. Howell, New York, in Proceedings of the Twenty-second

Annual Meeting of the United States League of Local Building and Loan Associations, Washington, D. C., July 27, 28 and 29, 1914.

CONFERENCE ON ENGLISH HOUSING.

The informal conference on English Housing announced in the preceding issue of Housing Betterment, was held on November 23. The attendance was double that expected, so it was necessary for those who introduced a subject to come to the speaker's table. The discussion was kept informal, however, and was so keen that there was some difficulty in stopping discussion on one subject in order to begin that on the next. The programme was as follows:

MORNING

Conference opened by

MR. ROBERT W. DE FOREST

President of the National Housing Association

IMPROVEMENTS DUE TO LEGAL REQUIREMENTS AND PUBLIC ADMINISTRATION

1. The English Housing and Town Planning Law of 1909 and Its Results

FRANK B. WILLIAMS

Chairman, City Planning Committee, City Club

2. Housing Work of Local Authorities—Health and Building Departments

JOHN J. MURPHY

Commissioner of the New York City Tenement
House Department

Municipal Dwellings

JAMES JENKINS, JR.

Director, Department of Social Betterment,
Brooklyn Bureau of Charities

3. Distribution of Population

EDWARD M. BASSETT

Chairman, New York Commission on Building
Districts and Restrictions

AFTERNOON

THE HUMAN SIDE

1. Slum Population of four English Cities: London, Birmingham, Manchester and Liverpool
Character of the Population Housed in Different Garden Communities and in Municipal Dwellings.
MISS UDETTA D. BROWN
Housing Investigator
2. Management: Municipal, Garden Community (Company, Proprietary, Co-Partnership), Octavia Hill, Real Estate
MISS EMILY W. DINWIDDIE
Supervisor of Dwelling Houses of Trinity Corporation
3. House Plans from the Tenant's Point of View.
MISS MADGE D. HEADLEY
Secretary, Tenement House Committee
New York Charity Organization Society
4. Recreation in the Garden Communities; Public and Commercial; Value of Gardens; Assessibility to Neighboring City.
GRAHAM R. TAYLOR
The Survey

EVENING

THE DEVELOPMENT OF GARDEN COMMUNITIES.

1. Three Kinds: Suburbs, Villages, Cities. Contrast with Normal Commercial Developments. Advantages and Disadvantages from the Point of View of Inhabitants.
HORACE B. MANN
Architect, New York City
2. Layout of Garden Communities as Regards Economy, Convenience, Sanitation, Amenity. Cost and Quality of Work. Rents Compared With Those in Purely Commercial Developments.
MAURICE R. SCHARFF
Civil Engineer, Pittsburgh, Pa.

3. Cost of Building a "Model" Cottage in England as Compared with Cost near New York.

GROSVENOR ATTERBURY

Fellow American Institute of Architects

4. Financing Garden Communities; Government Loans, Company Undertakings, Proprietary or Factory Developments, Co-Partnership Estates.

JOHN IHLDER

Field Secretary, National Housing Association

5. Effect Upon Neighboring Developments.

GEORGE B. FORD

City Planner, Consulting Engineer to the New York Commission on Building Districts and Restrictions

FOR BETTER HOUSING.

President David S. Day of the Bridgeport Housing Association, Mr. McPhetridge, the campaign manager, Mr. Myers, the secretary and others who spoke last evening at a smoker of the Men's Club of the First Congregational Church, gave much valuable information in regard to housing conditions in Bridgeport.

One thing seemed to be emphasized by all speakers and that was that "cellar homes," "three deckers" and other imperfect housing conditions were responsible for much of the crime, illness and disorder that call for the interference of the police and the charity organizations.

Bridgeport has been going along in the same old way letting people build any kind of tenements they desired and now we have the consequences in some sections of the city, where families are packed in like sardines and unfortunate conditions must naturally prevail.

As one speaker said Bridgeport is beginning to "find itself" and is realizing that better conditions can be provided. Workingmen can be educated to know that detached houses are more cleanly and give their families more chance to breathe the fresh air.

There is great room for improvement although it is known that Bridgeport housing conditions are not nearly as bad as some in other cities. Now is the time to start a policy of im-

provement and remedy before the undesirable conditions multiply. The Housing Association is doing a splendid work and ought to receive sustained encouragement.

—Editorial from the Bridgeport (Conn.) Post, Jan. 26, 1915.

HOUSING AND CHILDREN.

What a Massachusetts Children's Aid Association has Found.

In my sixth annual report I made the following statement: "A promising feature of our regular work each year, but a feature which never comes prominently before the general public, although I am impressed more and more with the great importance, and have diligently labored and planned with some degree of success to bring about, is that of improving conditions in the homes. To a certain degree, children are as their homes make them, if other things are at all equal and favorable, and I have come to expect to find base home conditions in the case of neglected and wayward children.

"I am convinced that we can do no work that will bear better fruitage, or that has a better right to be termed 'constructive' than this special effort of improving the home."

The lapse of the years has intensified my feelings, as expressed in these preceding sentences. There is no phase of our many-sided labor which is more constructive and in which I have taken more pride than in the improvement of unfortunate home conditions. I confess that at times it is very discouraging and requires all the resource which I possess, but there is nothing which will yield such excellent returns as an improved and better home.

I have been greatly impressed from time to time, by the responsibility of bad housing. It is true that I have never mentioned this in my previous reports, and it is a question whether we can improve matters, except in an indirect manner, but it is of very great importance in the solution of the difficult conditions which we endeavor from week to week to remedy, and it was never more impressive to me than it is to-day. Reliable statistics have shown that two-thirds of the delinquent and sick children come from dwellings where dirty, ill-ventilated rooms predominate; one-third of the shiftless mothers and two-thirds of the deserting fathers are the outgrowth of the same conditions. Bad housing

affects the child upon the physical and moral sides of his nature. Reared in dark, poorly ventilated and crowded rooms, under conditions that promote disease and ill health, the boy or girl is handicapped from the start. It has been proved that children reared in one-room tenements are inferior in height, weight and general health to those reared in tenements of two or more rooms.

Every child has the right to the opportunity to develop a strong, healthy and efficient body, but this is not all, for unsanitary housing stunts the mind and dwarfs the natural and moral development; and when one considers that many of these children have not had a fair start in life by heredity and environment, the terrible possibilities of early depravity and delinquency appear emphatic indeed. The "visiting teacher" employed by the Springfield School Committee informs me that she finds in her local investigation that the causes of backwardness and delinquency frequently may be traced directly to bad housing. I grant that it is a difficult problem, and is complicated with poverty, inefficiency, legislation and income on investments, but it has all come to me so forcibly during the past year that I make prominent mention herein. I am able frequently to improve the home, but if it was possible to give better lighting, to improve ventilation, less crowding and more favorable surroundings, our efforts would be greatly assisted.—From the Annual Report of Agent Orrin G. Cash of the Hampden County Children's Aid Association.

HOUSING PROGRESS IN CONNECTICUT.

The State Housing Association held a meeting in New Haven on Dec. 15, 1914, attended by delegates from Hartford, New Britain, Waterbury, Greenwich, Bridgeport and New Haven. Among them were mayors, health officers, tenement house inspectors and officers of local housing associations and committees. The new secretary of the New Haven Civic Federation, Theodore F. Moench, who succeeds Robert A. Crosby, recently appointed head resident of the University Settlement in New York, was elected secretary of the State Housing Association. All the other officers were re-elected, Dr. Edward B. Hooker of Hartford succeeding himself as president.

The principal subject of discussion was the advisability of amending the state tenement house law. Health Officer Frank

W. Wright and Tenement House Inspector John J. O'Donnell of New Haven told of the results they have been able to achieve during the past year under the present law. These have been described in previous issues of Housing Betterment. Inspector O'Donnell advocated amending the law so it would include two family houses as well as tenements (three families or more); but Dr. Wright deprecated doing this at the present time. Dr. C. P. Botsford of the Hartford Health Department agreed with Dr. Wright in the main, though advocating two minor amendments. Dr. Hooker of Hartford told of the advances his city had made and Mr. David S. Day of the Bridgeport Housing Association described the local housing survey recently completed and the rousing campaign of education now in progress. Mayor George A. Quigley of New Britain had a less cheerful story. He told of unsanitary tenements in the Polish district, which shelter a population of from 10,000 to 12,000. These tenements, he said, contain ten or fifteen persons per room. His only constructive suggestions were an extension of the trolley service and the erection of some tenement houses of a better grade. The latter he himself proposes to undertake. Mrs. Charles F. Taylor of Greenwich was even less encouraging. She said that there are bad conditions in Greenwich, but no effective local legislation to better them. Asked why the state law was not enforced, she replied that there is no public sentiment. Both New Britain and Greenwich have much to learn from the more progressive cities of the state.

Mr. Day of Bridgeport called attention to the fact that the Connecticut legislature meets only every other year and consequently it is important that needed amendments be submitted this winter. Admitting that it would be difficult to secure the enactment of amendments he stated his belief that some are necessary and that they can be secured. "During the past two years," he declared, "there has been a great change all over the state in the feeling of the public toward the good housing movement." It was finally decided that no general revision of the law is necessary and that suggested amendments be referred to the executive committee for submission to the legislature.

Prof. J. C. Schwab described the two-family dwellings erected last year by the New Haven Improved Housing Association. These proved so good in the eyes of others that the plans "were stolen—that is copied" to the great delight of some members of

the Association who take considerable pleasure in watching the construction of other buildings that resemble theirs.

THE FIGHT IN NEW JERSEY.

Delegates at the National Housing Conference in Cincinnati will remember that Capt. Charles J. Allen, Secretary of the New Jersey State Board of Tenement House Supervision, after describing the efforts of certain property owners to repeal the state tenement house law, prophesied that this effort would be renewed. His prophecy has come true. The headquarters of the agitation are in Jersey City. An organization which assumed the title, Property Owners and Business Men's League of Jersey City, was formed last summer, its principal purpose being to secure the "amendment" of the tenement house law. It had a series of bills drafted by a prominent attorney and introduced in the present session of the legislature. These bills, if enacted, would practically stop all tenement house regulation in New Jersey.

The reason for this sudden spurt of activity on the part of Jersey City property owners is the great change in property values in the lower part of the city since the Hudson Tubes made travel to New York from the higher districts and the country beyond so much easier. Shoppers now go to the New York stores, taking the tube back at the hill station, instead of going down through Jersey City to the old ferry slips or doing their shopping in Jersey City rather than take the long trip by trolley and boat. Naturally the value of business property in the lower part of town dropped. At the same time residence property values sagged, for now living near the ferry means not greater convenience, but greater inconvenience; those who live on the hills can reach their destination in Manhattan quicker, cheaper and easier than those who live much nearer but have to use the old means of transportation.

Old Dwellings Vacated.

The consequence was that a large proportion of the old dwellings were vacated and single family house property became a drug on the market. The owners then cast about for some means of securing an income from their deserted dwellings and hit on the old expedient of converting them into tenements for the work-

ers employed in local industries. But unfortunately the builders of these old houses had never considered this eventuality. They had built them as residences for one family. This purpose they served fairly well. But in Jersey City, as elsewhere, the builder's habit has been to consider present needs alone, leaving no space for future expansion. Against this policy there can be comparatively little complaint if the builder or his successors will be content to confine the building to the purpose for which it was erected, consenting to scrap it when it has outlived its purpose. The trouble comes when he wishes to convert it to a purpose for which it was not intended. Jersey City to-day furnishes an excellent illustration of the problem of the old house, so often discussed in housing conferences, whose owners have never dreamed of establishing a sinking or depreciation fund—as they would do if they owned an industrial plant—but consider themselves wronged if prevented from converting it to any other use which will produce an income, no matter what the effect of that conversion may be on the health, morals or general well being of the community.

When the Law Came In.

But when the would-be converters of Jersey City's old residences sought to change them into tenement houses, they found that the tenement house law imposed certain conditions. There must be light and air for every room; there must be a convenient and sanitary toilet for each family; there must be running water for each family; there must be safeguards against fire. Many of the old houses supplied these adequately for one family, but a toilet which is adequate for one family is very inadequate when used by three or four. Rooms whose size, number and arrangement were more than adequate for one family, are, when subdivided and cut into separate apartments, not adequate for three or four families. One of the great difficulties in converting an old house is that of providing enough rooms for a family on one floor without erecting partitions which will shut off one or more from the outer air. The builders of Jersey City's old residences, not having conversion in mind, did not leave sufficient yard space to permit of cutting new windows for middle rooms. So to comply with one of the most necessary provisions of the law, one the violation of which will make the city's fight against tuber-

culosis almost hopeless, it will be necessary to tear down parts of the old houses to make open courts which will admit light and air to the middle rooms. But this costs, costs so much that it might in some cases be more profitable to tear down the old house entirely and build a new one designed for the new purpose. The owners, however, prefer to run the risk of tuberculosis—among their tenants.

So the fight is on. The Property Owners and Business Men's League has been reinforced by other owners of like quality in other cities of the state and their representatives in the legislature have already introduced nine bills which would enable their constituents to reap a harvest for which the whole state would later have to pay a tremendous price in death, sickness, inefficiency and immorality.

The Defenders of the Law.

But these efforts of a certain class of property owners to lower New Jersey's standards have not gone unopposed. Capt. Allen has supplied facts and figures which disprove the claims of the law's opponents that it has reduced property values, facts and figures which show that without this law New Jersey would have been immeasurably worse off during the eleven years since it was enacted. One of the leaders in the fight has been Miles W. Beemer, a Director of the National Housing Association, who was appointed a member of the Board of Tenement House Supervision by Governor Fielder. Mr. Beemer began his fight months ago when the forces of destruction first showed their strength. He has written a series of articles which appeared in the newspapers of the state and won strong support for the law. He has spoken before many civic and social organizations and won their co-operation.

So now that the destructive bills are in there is developing a well informed opposition to their enactment, organizations like the Child Welfare Association of Jersey City are "registering emphatic protests against the repeal of any portion of the present tenement house law or any interference with the present efficient administration of the law." The Board of Directors of the Hudson County (Jersey City and Hoboken) Tuberculosis Hospital has "demanded in the interest of the tenant, that no change in this sanitary law be made, except for its betterment."

The New Jersey Housing Association is strongly in favor of strengthening the law and extending its scope instead of weakening it. Clergymen like the Rev. George D. Hadley, physicians and others are publicly demanding the retention of the law. The local newspaper, the Jersey Journal, has supported those who are working to maintain the law and says editorially, "The tenement house law must not be repealed. Amend it, if necessary, but do not go back to the old disease breeding tenements." The Newark News, a little further from the storm center, speaks as follows:

'Relief' Measures.

"The organized movement for wiping out the existing State Tenement-house Commission and for weakening the laws under which it acts has resulted in the introduction of a duplicate series of four bills, one set in the Senate and one in the House. These bills may be fittingly described as relief measures—relief for a coterie of builders and property owners in Jersey City and Hoboken, especially, who object to obeying the tenement-house laws.

"Senator Egan, as is indicated by his action in introducing the bills 'by request,' is not willing to stand sponsor for them, but Assemblyman Ostrom has no such hesitancy. The passage of these bills would check the great reforms brought about by the State commission. Their intent is not further to improve tenement construction and control and to strengthen provisions for safeguarding health and proper sanitation. The men back of the bills believe that the State has gone too far in looking after the welfare of dwellers in tenements. They are of the opinion that their property rights should be given more consideration than the human rights involved in the enforcement of the law.

"If the tenement-house commission act is to be superseded or vitally amended, the work should be done by friends of better tenements, not by foes. Doubtless there are provisions in the law that could be changed so as to improve it and also result in further economy and efficiency. But there is no such motive back of the Hudson County bills.

"Another bill * * * may perhaps be based on the belief that the State at large is bearing a burden that should be shouldered exclusively by the centres of population, where the greater number of tenements are located, for it provides that health boards in first-class cities should take over the work of the State commission. Even if that is the intent of the bill, it is not supported by sound reasoning, for the work of the commission has been State-wide, and there is no

particular section of New Jersey where it would be safe to let down the bars now safeguarding tenements."

Just what the repeal of the tenement house law or its serious weakening would mean to New Jersey is indicated in the annual report of the State Board of Tenement House Supervision. This declares that during the past year new law tenement houses were built in fifty-seven municipalities and that the dwellers in these houses, if assembled, would make a city larger by 50,000 than Jersey City and almost as large as Newark.

What Rapid Transit Does.

There is one point in this story that should be called to the attention of housing workers and city planners who believe that rapid transit will solve the problem of land overcrowding. It was the Hudson Tubes that emptied Jersey City's downtown residences and led to the present determined effort to convert them into tenement houses. Rapid transit may enable those who work in the center of town to live farther out, but it also enables those who live farther out to get to the center of town.

AS TO HOME OWNERSHIP.

Certain real estate operators in New York City are now engaged in their annual attempt to have the tenement house law amended so that three family houses need not comply with its provisions. Their argument is that if three family houses need not comply with the requirements for light, ventilation, sanitation and fire-protection which the law now prescribes for them as well as for houses containing four or more families, the three family house will be able to compete with the house sheltering more than three families. This, they say, is desirable, not because the three family house is a better type of dwelling than the four family house, but because it costs less and is therefore an investment which will appeal to the man of small means who will probably occupy one of the apartments himself. Thus, it is claimed, the city will add to the number of house-owners who live on the premises. New York is especially susceptible to this appeal for it has become to a degree unapproached by any other American city, a community of landlords and tenants. The bad effects of

this division are so generally admitted that any promise to relieve the situation finds willing ears.

But what does the promise amount to? So far as the type of house goes, the three family dwelling is on the wrong side of the dividing lines. Single family houses are in a group by themselves. Two family houses—which give a considerable amount of family privacy and the possibility of a private yard and other amenities—are in a group by themselves. Three or more family houses are in a group by themselves. For as soon as three families are put under one roof family privacy becomes more difficult, the common entrance hall appears, the private yard disappears, all that remains to the family is the space inside the apartment. Leaving that they at once step on to public ways.

But what of home ownership? Only a few years ago Brooklyn, where this three family house agitation is centered, Brooklyn which prided itself on being a city of homes, was making a great point of the two family house, and for the same reason. The young married couple was invited to come to Brooklyn, purchase a two family house and live rent and tax free on the income produced by the second apartment. Now Brooklyn would move down a step. It would join Boston and other New England cities where this three family house stimulus to home ownership is still spoken of, but not so confidently as it was before it had been tried out. Chicago too has used the argument, for in Chicago the tenement takes the form of the "three-flatter." Recent reports from Chicago, however, indicate that it is now tending toward the one family and two family house.

The "Three Flatter" Cities.

But what of home ownership in these "three-flatter" cities? The United States census has issued a bulletin which gives the answer. It lists fifty cities of 100,000 population and upward with the proportion of home owners. Read the list and you will note that the cities where the three family house predominates are near the bottom. Lowest of all, of course, is New York with its big tenements. But just before it comes Boston, the three-decker city pre-eminent; then Fall River, another three-decker city; then Cambridge, the change for the worse in whose social life as the three-decker came in was noted by Dr. Charles W.

Eliot; then Newark and Jersey City, under the shadow of New York; then Bridgeport, Conn., which is now waging a determined fight against the three-decker; then Lowell, another New England three-decker city; then New Orleans, its back yards filled with negro ranches that never yet have been regulated by its tenement house law, not because the law does not cover them, but because the law is not enforced; then Cincinnati, which admits that it has a greater number of tenement houses, mostly three and four stories high, than any other city west of the Alleghanies; then Richmond, Va., which has begun to suffer from multiple dwellings that fill practically the whole lot, leaving little room for light and air; then Paterson, N. J., another neighbor of New York; then Worcester, Mass., whose long rows of wooden three-deckers stretching across its hills make an indelible impression on the mind of every traveler who passes through.

Now take the other end of the list and we find the cities where the single family house predominates; first of all the cities of detached cottages. Whether the next census will leave these cities in their present order is more than doubtful. Seattle, apparently, has a tender feeling for the multiple dwelling. Detroit excuses itself for the changed type of recent construction on the plea of its unparalleled growth—it would almost seem that too rapid a growth might be as permanent a handicap to a city as a great disaster inadequately met, such as that which transformed San Francisco from a city of small dwellings into one of wooden tenements; like the too rapid growth of a boy which leaves him with a permanently weakened heart. What St. Paul and Minneapolis will show in the next census is a question that may well cause them some uneasiness, for unlike Rochester they have not yet taken a stand in favor of the small house. Minneapolis is, however, preparing a housing code which, if it really regulates, will probably have the same effect as that adopted by Columbus three years ago, of encouraging the building of single family houses.

The Reasons Why.

This list, which is printed below, was used by Mr. William C. Sheppard, one of the leading building and loan men of Grand Rapids, who explained the high standing of his city on four grounds: 1st, the character of its population whose chief foreign

elements are Hollanders, Germans, Poles, Swedes and Lithuanians, all of whom have a strong desire for home ownership; 2nd, the low price of land in the residence districts, occasionally deplored by a real estate dealer but held by Mr. Sheppard to be a matter not for regret but for congratulation as it makes home ownership so much easier—and incidentally, as Mr. Sheppard might have added, makes it easier to maintain the present good type of house; 3rd, the popularity of the plan of purchasing homes upon installments by means of land contracts—he declares there are hundreds of homes in the city ranging in values from \$1,500 to \$3,000 purchased by making initial payments of \$50 to \$200 and monthly payments of \$15 to \$25; last, the work of the building and loan associations.

Proportion of Home Owners.

Spokane, Wash.....	51.3%	Birmingham, Ala.	29.7%
Grand Rapids	47.9%	Pittsburgh, Pa.	28.0%
Oakland, Cal.	46.7%	Albany, N. Y.	26.9%
Portland, Ore.	46.3%	Louisville, Ky.	26.6%
Seattle, Wash.	44.9%	Philadelphia, Pa.	26.6%
Los Angeles, Cal.	44.7%	Chicago, Ill.	26.2%
Toledo, Ohio	44.3%	New Haven, Conn.	25.5%
Rochester, N. Y.	42.1%	Memphis, Tenn.	25.2%
Detroit, Mich.	41.2%	Washington, D. C.	25.2%
St. Paul, Minn.	41.2%	St. Louis, Mo.	25.0%
Minneapolis, Minn.	40.4%	Atlanta, Ga.	24.7%
Omaha, Nebr.	39.8%	Worcester, Mass.	24.4%
Syracuse, N. Y.	39.7%	Paterson, N. J.	24.0%
Dayton, Ohio	38.1%	Richmond, Va.	24.0%
Scranton, Pa.	37.6%	Cincinnati, Ohio	23.2%
Milwaukee, Wis.	36.4%	New Orleans, La.	23.1%
Denver, Colo.	36.2%	Lowell, Mass.	22.4%
Kansas City, Mo.	36.2%	Bridgeport, Conn.	22.1%
Columbus, Ohio	35.7%	Jersey City, N. J.	20.2%
Cleveland, Ohio	35.2%	Newark, N. J.	20.0%
Buffalo, N. Y.	34.2%	Cambridge, Mass.	18.9%
Baltimore, Md.	33.7%	Fall River, Mass.	17.8%
Indianapolis, Ind.	33.0%	Boston, Mass.	17.1%
San Francisco, Cal.	33.0%	New York, N. Y.....	11.7%
Nashville, Tenn.	30.6%		

PHILADELPHIA'S CONTINUED STORY.

The fight which the Philadelphia Housing Commission is waging to secure effective housing regulation for its city begins to assume the dramatic interest of a novel. This fight started away back in the winter of 1913 when a new housing code for Philadelphia was drafted by the Commission and submitted to the Pennsylvania Legislature. This code besides setting better standards—and better standards for sanitation, percentage of lot occupancy and a score of other things are desperately needed even in that city of one family houses—provided for the establishment of a Division of Housing and Sanitation in the Department of Health and Charities. The new division was to take the place of three old divisions among which the work has been divided, the purpose being to secure greater efficiency. The bill was passed by the Legislature and on July 22, 1913, approved by the governor.

Then the scene shifted from Harrisburg to Philadelphia. On Sept. 18 the Director of Health and Charities asked the City Councils to establish the new division. Nothing happened. On Dec. 20 the Housing Commission wrote to each councilman calling his attention to the fact that the law is mandatory and asking for action. Nothing happened. On Dec. 30 the Octavia Hill Association, a group of clergymen and some thirty-six other organizations, petitioned the Councils. Nothing happened. On Jan. 1 of the new year the Acting Director of the Department of Health and Charities appointed a head of the new division and treated the three heads of the old divisions as automatically legislated out of office. Still nothing happened.

On Jan. 15 the Mayor took a hand. He sent a message to Councils asking for an appropriation to carry on the work under the new housing law. Still nothing happened—until Feb. 4 when a mysterious taxpayers' suit was begun to enjoin the payment of salaries under the new housing law on the ground that Councils had made no appropriation for that purpose, also to prohibit the use for that purpose of funds provided for the three old divisions. Councils continued to appropriate money for the old divisions. The next day an ordinance to establish the new division in accordance with the law was read in Councils and referred to the Finance Committee. On Feb. 27 the appointed

head of the new division went into Court. He sought to mandamus Councils to provide for his salary and those of his inspectors. On May 22 his case was thrown out of court, for on that date the State Supreme Court handed down an opinion on the taxpayer's suit that until Councils appropriated money to finance the enforcement of the law it was not operative.

Show Signs of Life.

Meanwhile, however, other efforts were made and Councils were at least showing signs of life. On March 5 the Common Council reported an ordinance to create a division of housing and sanitation, but ignoring some of the most important purposes of the law. On March 13 the Mayor sent Councils a message pointing out the evasions of the law in the proposed ordinance and submitting an amendment. On April 2 the Finance Committee reported to Councils without recommendation an ordinance creating the division. That day a letter from the College of Physicians requesting action was submitted to Councils. April 16 was an especially busy day. Twenty-five civic organizations asked Councils for action and the Mayor asked that the ordinance be amended. Thereupon Councils re-committed the ordinance to the Finance Committee. On May 7 the Finance Committee reported an ordinance to abolish the three old divisions and establish the new one. Then came the Supreme Court decision.

On June 11 the Mayor again asked Councils to appropriate the the money needed. Councils graciously gave the ordinance a second reading and then referred it once more to the Finance Committee. On June 25 Councils adjourned.

This form of activity being thus temporarily suspended the courts were again appealed to. District Attorney Rotan on July 16 consented to permit the name of the commonwealth to be used in mandamus proceedings for salary, this in response to a request made to him on Feb. 27 by the friends of the law and later repeated. So mandamus proceedings were begun and on Jan. 19, 1915, Judge Ralston issued a pre-emptory mandamus giving Councils thirty days in which to organize the Division of Housing and Sanitation. Two days later an ordinance was introduced in Councils providing for the establishment of the new division in accordance with Judge Ralston's decision. It was referred to the Finance Committee. The concluding chapter in the

story will probably appear in the next number of Housing Betterment.

To those who have not the privilege of following Philadelphia politics the motive of such a tale as the preceding may be obscure. A Mayor and his department heads on one side, backed by a multitude of civic organizations led by the Housing Commission; Councils on the other, backed by nobody so far as appears in public, but calmly sitting tight while their opponents rage. The explanation is that the Mayor and department heads are a "reform" administration; Councils represent those who do not believe in reform, locally known as "The Organization." Moreover the present majority in Councils was elected after the reform wave that put the Mayor in office. Beyond this are other reasons; among them, the Housing Commission's law became in effect an administration measure. Behind these are still other reasons, indicated in a report published by the Housing Commission on January 23. This report states that "the seventh ward, represented by Councilman Charles Seger, chief opponent in Councils of the new Division of Housing and Sanitation, has the worst housing conditions of any ward in the city. The death rate in Seger's ward is 50% higher than that for the city, the number of deaths from tuberculosis three times greater than that of the city." The Commission found 792 violations of law in 373 houses in the ward, violations which meant conditions prejudicial to public health. Then follow details. In passing, a left handed compliment is given to another hostile councilman, Connelly of the eleventh ward, chairman of the Finance Committee, whose bailiwick was investigated a few weeks ago revealing "horribly filthy nuisances."

COURAGE IN BUFFALO.

There are several kinds of courage. Dr. Francis E. Fronczak, Health Commissioner of Buffalo, by publishing the Tenement House number of the Buffalo Sanitary Bulletin shows that he possesses one of the rarest and most desirable kinds. Of Polish blood himself he speaks, and gives others opportunity to speak, home truths to the large Polish population of his city. The "huddled Poles" of Buffalo live under conditions which are detrimental to the community and to themselves. Dr. Fronczak and

others who have studied the situation know that there must be a change. In order to bring about this change it is necessary to call public attention to unpleasant facts. A weaker man would have "passed the buck" to some one else.

The chief of the Bureau of Sanitation and Tenements, Frank B. Smering, gives a brief history of housing in Buffalo, showing that the two most important elements in the problem are the Italians and the Poles. The former crowded into barrack buildings downtown, many of them never intended for residence purposes. The latter settled in East Buffalo where they occupied street after street of one and two story cottages. These dwellings are of good type, they give access to the ground, they have light and air on every side. Like the Italian barracks, however, they were woefully deficient in sanitary conveniences, privy vaults and outdoor hydrants being the rule. But years of work have made a notable change in this respect. These years of work have not yet, however, solved the most difficult problem, that of room overcrowding.

The best type of building may exist co-incident with bad housing if maintenance standards are low. These Polish cottages sheltered five, six, seven families each. The number has now been considerably reduced, but as Frederic Almy, in his contribution to the Bulletin, says, "A story and a half cottage suitable for one family, holds two or even three. You can guess the disease and immorality which are almost inevitable when men and women, boys and girls live under such conditions. Buffalo can not afford the citizens and voters which this produces."

Another contributor to the Bulletin, B. S. Kamienski, managing editor of the Polish newspaper, Everybody's Daily, gives reasons why "some of the Poles live under unsanitary conditions—chiefly overcrowding." First is that they have been accustomed to live so in the land of their birth and do not feel the need of a larger and more sanitary home. "In the village, not only the whole family, but very often the poultry and sometimes even the calf and sporadically a cow are kept in one or two rooms which compose the house." So they do not as yet desire such "luxuries" as a bath tub or a toilet. But as Mr. Almy says, "The Poles will never come into their own in Buffalo, and be as substantial, prosperous citizens as the Germans have already become, until they stop their present huddling, due chiefly to keeping lodgers. If

they want to become really prominent American citizens they must live like Americans."

The Charity Organization Society in Buffalo, as in many other cities, has taken the lead in arousing public opinion on the housing problem. The chairman of the society's Tenement House Committee, Dr. George S. Staniland, gives a brief sketch of its work past and present. It, too, is much concerned with room overcrowding and the consequences, physical and moral.

One great cause of this trouble is the lodgers, the unmarried men and women who are taken into the family. Buffalo needs more dwellings for its families, so that each may have a house to itself. And it needs to make a thorough study of this lodger problem so that its menace to family life may be removed.

THE WASHINGTON HOUSING PROBLEM.

Congress, as it was hoped, has again turned its attention to measures designed to wipe out Washington's alley slums. The law so hastily passed last summer as a tribute to Mrs. Woodrow Wilson will form the basis of needed supplementary legislation, though it is yet impossible to forecast the form this legislation will take. There are several bills before both branches of the national legislature. One recently introduced by Senator Works of California, provides for the appointment of a Housing Commission of the District of Columbia to devise plans and means for caring for the indigent, improvident and needy. The five members are to be appointed by the president and to serve without pay. The matters the commission is to investigate are: 1st, a suitable location for a sufficient number of model sanitary houses for the accommodation of such persons as should be cared for and under the direction of the national government; 2nd, the kind and probable cost of such houses as may be needed for the proper housing and care of such persons; 3rd, the best means of renting or otherwise providing such houses for persons able to make compensation therefor; 4th, the best and most practical way of policing, superintending and securing proper care and sanitation of such houses, and the grounds provided for the construction, and of improving the moral and sanitary conditions of the people so provided for.

Though the purpose of this bill may not seem clear, and

though this purpose so far as it is understood may seem to many to miss Washington's greatest need, a piece of constructive legislation that will set good housing standards for the future, yet it is encouraging because it shows that Washington's housing problem is commanding constantly greater attention. When all the bills in the hopper have been gathered together and the District Committee sits down to study them it will be sure to decide that the question before it is not so much one of immediate relief for a definite number of families as one of properly guiding Washington's housing development during the long future.

Where Will They Go.

This was foreshadowed during a debate on the Alley Bill in the House of Representatives last fall. Congressman Borland had introduced a bill to erect at government expense houses for the alley dwellers who will be dispossessed by the law passed last summer. He argued in its behalf that otherwise these people will go into houses facing streets perhaps, but of a type worse than those they now inhabit. "I will tell you where they go now," he exclaimed, and described a new tenement house on Rhode Island Ave., which occupies a lot 26 ft. wide by 206 ft. deep. This house for a depth of two rooms from the street occupies the whole width of the lot and then leaves a passage at the side varying from 4 ft. 6 in. to 7 ft. 5 in. in width. The house so nearly fills the whole lot that its rear wall comes within 6 ft. of the rear lot line. Inside it is divided into a long series of rooms opening from a gloomy hall 3 ft. wide and 166 ft. long! A room in this house rents for \$8 and is occupied by a whole family, "there is no more privacy on a hot day than you get in a Turkish bath."

"I am surprised that the authorities permitted the erection in the District of Columbia of such a building," interjected Congressman Cooper. "From your description the apartment must be a disgrace. It is inconceivable that with a nation-wide protest against tenements there has been built in the capital city a tenement where people live without the decencies of civilization and are herded like cows or other animals."

Mr. Borland's only response was that the tenement house is new and can not be condemned now, but he hesitated to think of its condition five years from now.

It is not necessary to wait five years before hesitating to think about conditions in that house, rather it is very unstatesmanlike to wait at all. The house may and probably will be dirtier, smellier, more unsavory five years from now than it is to-day, but structurally it will be no worse. And the chief complaint against it is based on structural grounds. Such a house could not be built in New York city, much less in cities that enjoy Washington's present advantages and consequently have set better housing standards than New York can. The authorities in Washington could not prevent the erection of that house because Congress had given them no authority to do so. Since then regulations have been adopted which will prevent the exact duplication of that house, but which will not prevent the erection of very bad types of dwellings.

If Congress would enact a thorough going housing code for the district, such a code as progressive cities in other parts of the country have adopted, Mr. Borland would have no need to fear that the dispossessed alley dwellers would be crowded into abominable street tenements, for no such tenements could be built. At the present time Washington has comparatively few dwellings of bad types, its great trouble is that many are badly located—in the alleys. Now is the time to make sure that dwellings of bad type do not succeed dwellings whose chief fault is bad location, for unless this is done Washington's second state will be far worse and far harder to remedy than its first.

Whether there are and, during the next ten years, will be enough houses on the streets to care for the alley dwellers is a separate question and one that has not yet been answered. The latest report the National Housing Association has received from Washington, dated Sept. 15, 1914, is that there are 3,000 vacant houses in the district. How many of these rent within the means of the alley dwellers is not known. It is known, however, that at least 30 houses of very good type and moderate rental, erected for people of the kind who now live in the alleys, have stood vacant since November, practically three months.

THE OCTAVIA HILL ASSOCIATION.

The annual meeting of the Philadelphia Octavia Hill Association was held on January 25. The reports showed that four per

cent. has been earned on the stock during the past year. Plans for an extensive building scheme, already far advanced last summer, were held up by the outbreak of the war. The association now owns or controls properties valued at \$700,000 and sheltering 625 families.

Mr. G. Frank Beer, president of the Toronto Housing Company, was the principal speaker at the meeting. He described the effective work his company is doing on a capital of \$500,000. This work, too, has suffered because of the war.

HOW TEXAS SEES IT.

We have had occasion before to call attention to the good work of the Dallas News which has, during the past three years, conducted the most carefully planned and effective campaign for better housing that has yet been undertaken by any American newspaper. Texas has no great industrial cities to-day, though her coal mines, her cotton fields and other great sources of raw material promise them for the near future. The Texas cities nevertheless have their slums, even as have those of her neighboring states. The commercial city as well as the industrial city employs unskilled and low paid laborers and in one as in the other these laborers and their families are badly housed unless the community exerts itself to maintain standards.

The difference between Texas and its neighboring states is that in Texas several of the cities have awakened. Galveston, Austin, San Antonio, Fort Worth and Dallas all know the facts and are bestirring themselves to change those facts now when it is comparatively easy instead of waiting until it becomes difficult if not impossible to set really good standards. There is a Joint Housing Committee of the State Conference on Charities and Correction and the Texas Public Health Association. There are in the cities local groups who are actively at work. In Dallas especially is there promise of results. And this is due to the Dallas News which has held the mirror up before the eyes of the people until they were forced to see. In other Texas cities other leading papers have followed the example of the News until there is now in the state a well instructed public opinion on the subject of housing.

In the course of one of its recent articles (January 2, 1915) the

News paid a tribute to the work of the National Housing Association as follows:

What We Are Doing.

"The phrase 'bad housing' is really yet a novelty in America. This is partially because the country is comparatively young and because except in the very largest cities the evils attendant upon such conditions are not thoroughly understood. Some of the far-seeing, patriotic Americans five years ago organized the National Housing Association for the purpose of awakening the people to this threatening menace and also for the purpose of suggesting remedies and preventives. Small cities as well as large to a more or less degree now understand that bad housing is the root of many evils, and this understanding is due to the propaganda carried on by this association.

"The small cities have become particularly interested in order that they may profit by the unwise courses followed by the larger cities in permitting intolerable conditions to be created. The smaller cities particularly are profiting, or at least may profit, by counseling with this national organization.

"This association, like nearly all such movements in their infancy, is handicapped by the lack of finances. A recent report states that it has 481 members which gives an income from that source of \$2,530 per year. It is estimated, however, that each member costs the association \$2.10 per year; the net income, therefore, being but \$1,519.

"The association is spending annually \$14,806. It receives an annual grant of \$10,000 a year from the Sage Foundation. Were it not for this the work of the association would cease.

"There are hosts of things crying out to be done, but which the association is unable to do because of lack of funds. While it has a field secretary, the demands of the office upon his time are so great that it is impossible for him to do much traveling. The association should have a man available for field work all of the time, as is done by other important national organizations. But this requires funds.

"Those interested in this work and who wish to become members should address the National Housing Association, 105 East Twenty-second Street, New York City."

NEWS NOTES.

Atlantic City, N. J.—The Health Department has begun a crusade against bad housing. Its first effort was to bring action in the Recorder's Court against the owner of dwellings on North Arkansas Avenue. It showed that the members of the two families were almost constantly ill as a result of insanitary conditions.

Boston.—The cellar bill drafted and championed by the Women's Municipal League was enacted by the legislature and went into effect on October 1. So far it has not been very vigorously enforced—the authorities having undoubtedly been deterred because of conditions of unemployment—but the work of clearing out unfit cellar dwellings is gathering momentum and the prospects are that before another year has passed Boston will be setting better standards in fact as well as on paper. Meanwhile, however, Boston has put into effect a measure long needed. Dark tenement hallways must be lighted. The first effect of letting in—or rather turning on the light, for many of these hallways can get no outside light—was anything but pleasant. The filth left by the passer-by, the drunkard, stray dogs and cats, more than guessed at before because smells circulate even in darkness, was now disclosed in all its repulsiveness. The second effect, however, is better. No longer hidden, the filth is being removed. Another step forward Boston is taking at the instance of the Women's Municipal League. Last year an amendment to the tenement house law brought the three-deckers under its wholesome influence. In these three-deckers the League has discovered many cellar water closets, some of them located far from door or window in pitch black corners. When the chief inspector's attention was called to them he promised action. Since then some of the worst have been improved and contracts have been signed for the removal of others in the spring.

Burlington, Vt.—Miss Udetta D. Brown, who made a housing investigation of Burlington during the fall, has turned in her report to the Committee on Social Survey. As usual there were more than enough instances of bad housing to show the tendency. These Miss Brown said she found "are largely due to inadequate legal safeguards. Definite and permanent improvements," she believed, "can be secured only by adopting a thorough-

going housing code which will set wholesome standards. The need for such a code is obvious in a city which has windowless bedrooms and unwholesome cellar and basement dwellings."

There are five other recommendations following a detailed description of present conditions. The report is fully illustrated with photographs of dwellings showing the various points made in her report.

California.—Senator Flaherty has introduced a bill in the state legislature strengthening the present tenement house law and extending its provisions over hotels and lodging houses. Among the other bills introduced was one drawn by the State Commission of Immigration and Housing permitting school districts to employ home teachers. Their work will be in the homes, teaching children and adults the English language, household duties and the fundamental principles of the American system of government. A representative of the Commission, Charles H. Cheney, recently visited the middle western and eastern cities to get material for an exhibition on housing.

Cambridge, Mass.—The Cambridge Housing Association disbanded at its annual meeting in November and reorganized as the Cambridge Housing Committee. This Committee contains representatives of all the local civic and social organizations. It is thought that the new form of organization will make possible greater co-operation.

Chicago.—The people of the great city on Lake Michigan should know by this time that they have a serious housing problem on their hands. Investigation after investigation has disclosed shocking conditions. Yet comparatively little progress is being made because the people of Chicago have not yet made up their minds to pay for it. The undermanned Sanitary Bureau of the Health Department can not keep up with the work that is forced upon it. So it is necessary to continue telling the people about their housing problem. In this task many citizens' organizations are engaged. The School of Civics and Philanthropy has published another of its valuable studies in the November issue of the American Journal of Sociology, the City Club held during December an unusually effective Public Health Exhibition in which attention was drawn to the bad effects of bad housing and just before Christmas forty representatives of such organizations as

the City Club, the Woman's City Club and the Chicago Woman's Club voted unanimously to support Health Commissioner Young's request for a \$300,000 increase in his budget so that his department may not only carry on its current work efficiently, but may take care of accumulations.

Elmira, N. Y., has begun the persistent campaign for better housing that is bound to win. Those who, two years or more ago, became aroused at seeing conditions they had never before noticed, hoped that others would share their indignation. Some did, others did not, at least not enough to be of any practical value. So a Housing Committee was organized by the Federation for Social Service and a permanent campaign begun. On behalf of the Committee Miss Esther Denton made a housing investigation. The facts she discovered were presented to the Board of Health and the Mayor, who received them courteously. They were also published in the newspapers, which caused some uneasiness, but no perceptible improvement. Last December the Housing Committee began another attempt. It secured the support of Dr. Crum, sanitary supervisor of the district, and asked Health Officer W. S. Cain to present certain facts regarding a notorious block to his board. The next day the papers published pictures of this block with comment upon its menace to the community. Then John W. Dillmore, agent of the Humane Society, volunteered to get additional photographs. Then the Committee went on a tour of inspection accompanied by reporters. The holidays brought a lull in this activity, but in January the campaign livened up again and the Rev. A. G. Cornwell, a member of the Committee, delivered a lecture illustrated by lantern slides on "Bad Housing Conditions in Elmira." This, it is said, is only the beginning. If Elmira wishes to think comfortable thoughts about itself in the near future it will be necessary for it to earn the privilege by producing results. The Board of Health apparently is beginning to realize this, for at its meeting on January 26 it gave first consideration to a discussion on housing, especially those instances of bad housing mentioned by Mr. Cornwell three days before. Both the Board and the Health Officer expressed willingness to co-operate with any movement to improve conditions. The latter, as reported, said he "stands ready at any time to investigate any spot where unsanitary conditions prevail." This evidently was not said as a joke, for he added that complaints must be written

and signed. In a progressive city the health authorities go out and find bad conditions on their own initiative. In the ordinary city they are glad to get clues which will save them the labor of searching. In Elmira they demand that someone make himself personally responsible for any exertion they may undergo. Progress is measured, however, not by where you are, but by where you started from.

Elyria, Ohio.—The Parent-Teachers Association of the Franklin School is to investigate housing conditions, instances of room overcrowding resulting in gross immorality having been brought to its attention.

Fresno, Cal.—The State Commission on Immigration and Housing, after an investigation of housing in Fresno, issued a report of which the following is a summary: Fresno, the center of one of the richest fruit districts, with an estimated population of about 40,000, has a serious housing problem to contend with. Unless checked now the city, in its rapid growth, will develop a slum district in a short time that will be both difficult and expensive to eradicate.

Lexington, Ky., is drafting a housing code.

Louisville, Ky.—Dr. W. Ed. Grant, Health Officer, in his annual report advocates the enactment of a law permitting the inspection of all houses in the city because he says the present tenement house law does not solve the housing problem.

Massachusetts.—At the State Conference of Charities and Correction one of the chief subjects was, "Bettering our Family Life by Single Houses at Low Rental within the Five Cent Fare Limits." The Rev. Michael J. Scanlon, Director of the Catholic Charitable Bureau was chairman. Among the speakers were: Ralph A. Cram, Edward T. Hartman, Charles Logue and Charles D. Maguinness.

Milwaukee.—Health Commissioner Ruhland proposes to make an investigation of housing conditions in accordance with the powers recently given him by the Common Council.

Minneapolis.—After conducting a housing investigation which proved that Minneapolis is not the spotless town it had ignorantly

supposed itself to be, the Civic and Commerce Association with the aid of the National Housing Association has drafted a housing code which is now ready for enactment. Minneapolis can be all that it had supposed itself.

New Bedford, Mass.—At the instance of the Board of Health a bill is to be introduced in the legislature authorizing the Board to regulate housing conditions in the crowded districts, and giving it power to make rules regarding ventilation and to limit the number of occupants per room in tenement houses as well as in lodging houses.

New Britain, Conn.—The Herald reports that the revised building code will contain a section prohibiting the erection of wooden tenement houses for four or more families. If this is done New Britain will advance to where Chicago was a decade ago, it will begin to trail Boston, but it will still be far behind Bridgeport, Salem and the more progressive cities of New England which are proposing to prohibit all frame three-deckers.

New Haven, Conn.—During one week Tenement House Inspectors John J. O'Donnell and Edward S. Peterson made 500 night inspections of tenement hallways. They found 200 houses where the halls were not lighted as required by law.

New Jersey.—The State Housing Association, with the co-operation of the National Housing Association, plans to hold its state housing conference in Passaic on May 27 and 28.

New Orleans.—The Item on January 8 said that its city has a long list of civic and municipal problems to solve, but that among them are two or three basic matters which would prepare the way for the solution of nine-tenths of the others. One of these is a revision of the building code which contains a chapter on tenement houses. The Tenement House Commission, it continues, is inactive for lack of funds to carry on its work. Moreover, there is a belief that political influences are strong enough to prevent an impartial enforcement of the code. We have tenement houses, it declares, which violate every principle of sanitation and decency.

New York City.—Darwin R. James, Jr., chairman of the Tenement House Committee of the Brooklyn Bureau of Charities, states that the number of windowless rooms in the borough was reduced by the authorities from 1,076 on October 1, 1913, to 97 on October 1, 1914.

Northampton, Mass.—The Sub-committee on Housing Regulation of the City Planning Board has made a report on housing conditions in Northampton. It finds that Northampton, though a small city whose growth is slow, has already developed the three-decker, the rear house and in older sections of the city some land overcrowding. It finds that sanitary conditions in the more thickly settled districts are good as far as public provision goes. Present legislation does not prevent the development of land overcrowding. The Committee therefore recommends that the board apply itself seriously to the task of studying local housing conditions with the end in view of enacting a thorough and comprehensive housing law.

Pennsylvania.—The Board of Directors of the Pennsylvania Housing and Town Planning Association met in Harrisburg to plan the future work of the Association. Among the subjects listed are: study of new state building code, the establishment of a state bureau of speakers and experts who may be called in by any locality, a state advisory committee on town planning and an annual conference.

Philadelphia, Pa.—Dr. George M. Kober, Secretary of the Washington Sanitary Housing Company, speaking before the Whittier Center in Philadelphia, urged better housing for colored people as the vital problem before those who are working for the benefit of that race.

Pittsburgh, Pa.—The Housing Conference reports greater progress toward good housing in Pittsburgh during the six months preceding December than during a long time previously. During these six months 250 unfit dwellings were demolished and 77 repaired. The Conference is planning a series of meetings and conferences to continue throughout the second week of March.

San Antonio, Texas—The Light, a local newspaper,

printed on December 9 the story of a visit by Mrs. James M. Young, President of the San Antonio Council of Mothers, to the Mexican corrals and records her expressions of indignation at the conditions she found there. It also quotes Deaconess Ella Bowden and Mrs. Sadie Haley of the Associated Charities who believe these conditions are a menace to the community. The Know Your City movement is spreading.

Scranton, Pa.—Pennsylvania groups Pittsburgh and Scranton together as its second class cities, Philadelphia having the whole first class to itself. For these second class cities the legislature has enacted laws, among them regulations for building and housing. Now Scranton wishes to sever the yoke that binds it to Pittsburgh, "because of its peculiar mine situation." As Pittsburgh too is in a mining country, the reason given why there should be different building regulations in one city than in the other scarcely seems adequate until we learn that Scranton is troubled by numerous cave-ins, due to mines having been dug under the city and close to the surface of the ground.

Seattle, Wash.—The Housing Committee of the Municipal League has begun to draft a state housing law.

Springfield, Mass.—The Sub-committee of the Common Council which has been considering the advisability of adopting the Massachusetts tenement house law for cities reported adversely. This report was accepted by the Council. The sub-committee then appointed a citizens committee containing two architects, one engineer, one builder, and two members of the Housing Committee which had advocated the adoption of the state law, the chairman of the Board of Health and the building commissioner, to draft a new housing code. The need for a housing code was shown clearly at the hearings held by the sub-committee of the Council, but new light was shed upon the subject by Dr. M. L. Slutskin, who described existing conditions in certain parts of Springfield so vividly that he aroused considerable feeling. He was, however, able to demonstrate the accuracy of his statements so effectively that the Springfield Union said editorially:

"There is no maudlin sentiment in the statement that conditions in the congested area north of the Arch, as revealed to the Citizens' Charter Commission of One Hundred by Dr. M. L. Slutskin and verified by The Union, touch the heartstrings of sympathetic people. The story of little Moran Siltchuck, dying of glandular tuberculosis in a crowded tenement house where his baby brother died a few days ago and where his father and other adults have been without work for months, is as gripping in its pathos as anything that has been called to public attention in a long time. That these conditions can exist in Springfield is not to the people's credit; we have been too busy discussing academic questions, building magnificent public structures and considering the beautification of our city approaches to sweep out the dirt that has been accumulating in our most thickly settled districts."

Texas.—At the State Conference on Charities and Correction in November considerable time was given to housing. The Committee on Families and Neighborhoods called attention to the wasted effort due to bad housing conditions. It declared that the impossible shacks on the outskirts of the cities, the back alleys without sanitation cause sickness and poverty. And if the local Charity Organization Society succeeds in moving a family out of an improper dwelling it usually has the discouragement of seeing another family moving in.

Toronto.—The Department of Health Bulletin for January says: "In 1912 a house to house inspection of the city showed the number of yard privies to be 17,181. In December, 1914, there were only 4,890 remaining. Therefore the Department has had 12,291 abolished in two years—a record unique on this continent."

Troy, N. Y.—One effect of the Housing Law for cities of the second class in New York State has been to make Troy a little nervous about itself. The local chapter of the Emma Willard Association held a meeting on January 18 for the first of a series of discussions on "Housing Conditions in Troy." The speaker, Dwight Marvin, knows his subject.

Washington, D. C.—The District Federation of Women's Clubs is the latest organization to take an interest in Wash-

ington's housing problem. The Industrial and Social Committee of the Federation is said to be about to undertake a survey.

York, Pa.—Secretary Steger of the Associated Charities aroused so much interest by a report on the housing conditions he has found in the course of his work that a Housing Committee was appointed.

BOOK NOTES.

Beauty for Ashes, by Albion Fellows Bacon.

This is the story of a woman whose deep concern in the human problems she found about her led her from the sheltered life of home into the storms of the open world—and yet left her more than ever the center of a home—a paradox among the many at which she hints in her first sentence: "The irony of fate and a succession of paradoxes made me a housing reformer." Though the story is not yet finished, though Mrs. Bacon is still fighting valiantly for "the homes of Indiana"—for she is engaged in a war that will outlast our generation—the narrative closes with a tale of victory, decisive and lasting. Defeats there had been, but not discouragement. Then came the great battle in the legislature which assured that Indiana will never retreat to where it was when the war began. The last chapter tells of the future. What has been done "is only a good beginning." Published by Dodd, Mead & Co., New York, 1914. Cloth, 360 pp. Price, \$1.50 net.

City Planning Conference. Proceedings of the Sixth National. Held in Toronto, May 25-27, 1914.

Like the National Housing Conferences, those on City Planning are really international, as Canadians always take an important part in them. In 1914 the international character of the Conference on City Planning was emphasized, for not only did an unusually large number of Canadians take part in its deliberations, but England too was effectively represented in the person of Mr. Thomas Adams, of the English Local Government Board and first president of the Town Planning Institute of Great Britain.

The papers and discussions in the Proceedings deal with: Basic Principles of Water Front Development as Illustrated by the Plans of the Toronto Harbor Front Commissioners, Certain Aspects of City Financing and City Planning, Progress of the Year in City Planning, Protecting Residential Districts, Constitutionality of Districting Legislation, German Districting, A Town Planning Act for Canada, Canada and the United States as a Field for the Garden City Movement, Provision for Future Rapid Transit, Utility of the Motor Bus and Municipal Problems Pertaining to its Operation, The New York Rapid Transit Problem, and Size and Distribution of Playgrounds and Similar Recreation Facilities in American Cities. Published by the National Conference on City Planning, 19 Congress Street, Boston. 1914. Cloth similar to preceding volumes, 361 pp., \$2.00 postpaid.

Housing and Town Planning—Liverpool Exhibition of, Transactions of the Conference. Held March 9-13, 1914.

For Americans this is one of the most satisfactory books on English Town Planning and Housing recently published, as it deals with the most important phases of the subject, bringing them up to date, and presents, in the discussions, many shades of opinion. The subjects presented at the different sessions were: Roads in Relation to Town Planning. Town Planning Schemes at Birmingham. Town Planning Under the Act, 1909. Legal Issues Under the Town Planning Act. Town Planning Scheme at Ruislip-Northwood. Urban Housing, Suburban and Rural Housing. The Garden Suburb and The Co-partnership System of Housing. Though most of these titles sound as if they would be of interest only to Englishmen, they serve as pegs on which to hang discussions whose interest is as far-reaching as the problems of housing. Published by The University Press of Liverpool. 1914. Cloth, 168 pp., price 7s. 6d. or \$1.83 postpaid.

A Social Survey of the Washington Street District of New York City.

Instituted and conducted by the Trinity Church Men's Committee. First of the nine chapters in this description of one of New York's neglected corners is that on Housing.

As one glances through its pages he is almost persuaded that this is no new report, but one of fifty years ago. Only the modern office buildings in the background of some of the pictures convince him that it is really up to date. New York has made great progress during fifty years, and yet here is evidence that much still remains to be done. Yard toilets, hall sinks, rear tenements, room overcrowding, are still features of this back water district. These old buildings, some of them a century old, provide not one iota more than the law requires, and the sections of the law dealing with old buildings were necessarily based to a considerable extent upon conditions obtaining when the law was enacted. Other districts, where there has been rebuilding, have changed markedly for the better, for new buildings must conform to better standards, and the new and better buildings tend to empty old, inferior ones, so hastening the transformation. The recommendations of the Committee begin with the statement that "there is little hope for improvement in houses in this district until the people living here are made to realize the possibility and need of better environment." It should be added that the chief reason these old houses remain is the owners' hope that the land will be needed for business. Pending that need they make only such improvements as the law requires. The Washington Street District illustrates again how slow is the process of cure when a city once has permitted bad housing conditions to secure a foothold. The other six chapters deal with: Immigration, Recreation, Industrial Conditions, Child Welfare, Delinquency, Health. Illustrated pamphlet, 70 pp. 1914.

Housing Problems in Minneapolis, a Preliminary Investigation made for the Committee on Housing of the Minneapolis Civic and Commerce Association. The three chapters of the booklet tell Minneapoliens all they need to know of the results of neglect. The information will probably give a wholesome shock to many of them, for it is definite and to the point. In order that even the tired business man may get the drift of it the report is copiously illustrated with pictures that prove all the text says. The chapters are entitled: The Results of Inadequate Housing Regulation, Perilous Neglect, and Dangerous Tendencies. The last shows that land

overcrowding, barrack tenements and rear tenements are becoming more and more common in a city that has always prided itself upon its spaciousness. Published by the Minneapolis Civic and Commerce Association. 1914. Illustrated pamphlet, 111 pp.

Tenement House Number. **Buffalo Sanitary Bulletin.** Buffalo is one of the cities whose health department realizes that the education of the public on matters affecting the health of the community is one of its important functions. This number of its monthly bulletin contains several articles which should be of practical personal interest to everyone who lives in a Buffalo house. These are, "The Tenement Situation," by Fredric Almy, Secretary of the Charity Organization Society; "The Tenement House Committee of the C. O. S.," by its chairman, George S. Staniland, M. D.; an article on unsanitary conditions and overcrowding among the Poles, by B. S. Kamienski, managing editor of *Everybody's Daily*; "Information Relative to the Tenement House and Housing Conditions in the City of Buffalo, N. Y.," by Frank B. Smering, Chief of the Bureau of Sanitation and Tenements. Pamphlet, 16 pp. Published by the Buffalo Department of Health.

Fundamentals of Housing Reform, by Dr. James Ford, Harvard University.

There are differences of opinion among housing workers as to whether certain items should be included under housing, but as to most of these items there is substantial agreement. Dr. Ford has given them all in his very readable little pamphlet. The material here presented was first published in *The American City*. This is now revised and extended. Published by the Smithsonian Institution, Government Printing Office, Washington, D. C., 1914. Pamphlet, 13 pp.

The New Housekeeping, Efficiency Studies in Home Management, by Christine Frederick.

The Complete Housekeeper, by Emily Holt.

Though these books are designed especially for the woman who is now keeping a house, parts of them have a very

